



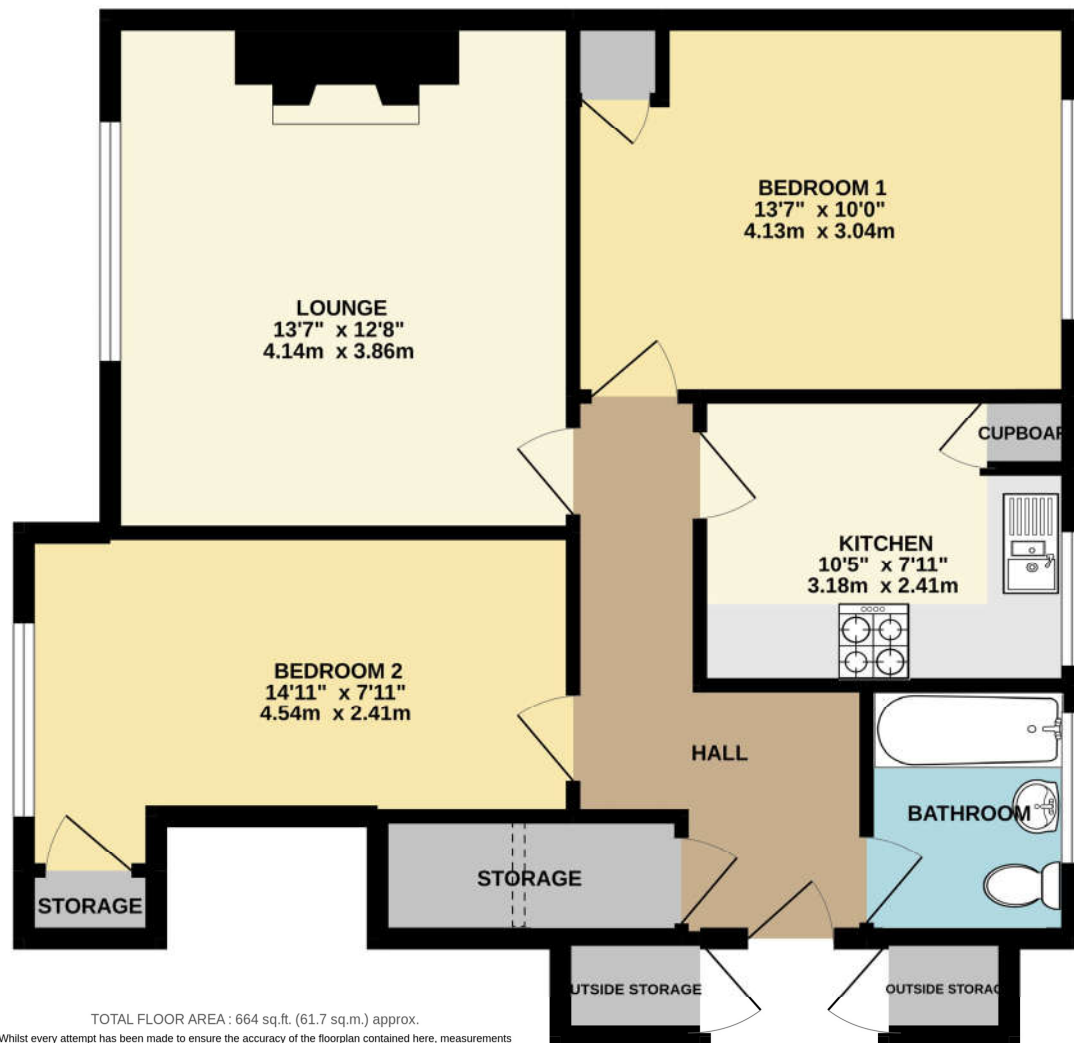
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92 Woolaston Avenue, Lakeside, Cardiff. CF23 6HA



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A well proportioned ground floor purpose built maisonette, a short walk from Roath Park Lake and local amenities. Sheltered porch, central entrance hall, spacious lounge, fitted kitchen, 2 double bedrooms, family bathroom with electric shower. uPVC double glazing, gas central heating. A good size enclosed lawned rear garden. NO CHAIN. New Lease to be granted upon completion. EPC Rating: Expected

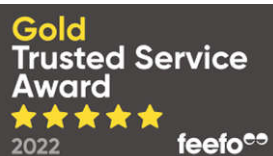
Price: £210,000

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Entrance Porch

Sheltered front porch with built-in storage cupboard with power point, further storage cupboard housing the gas and electric meters with fuse board.

Entrance Hall

Approached by a timber framed entrance door with glazed insert to upper part, leading onto a central hallway, large walk-in under stairs storage cupboard with coats hanging facility, radiator, wood effect laminate flooring.



Lounge 13'7" (4.14m) x 12'8" (3.86m)

Large window overlooking the front, tiled visual fireplace with matching hearth, radiator, continuation of the wood grain effect laminate flooring.



Kitchen 10'5" (3.18m) x 7'11" (2.41m)

Appointed along two sides in white finish fronts beneath round nosed worktop surfaces, inset stainless steel sink and drainer, space for slot-in cooker, space for low level

fridge/freezer, built-in cupboard housing the gas central heating boiler, ceramic wall tiling to worktop surrounds, window overlooking the allocated lawned rear garden, radiator, tiled flooring.



Bedroom 1 13'7" (4.14m) x 10'0" (3.05m)

A good size double bedroom with aspect to the rear garden, built-in cupboard with shelving, radiator.



Bedroom 2 14'11" (4.55m) x 7'11" (2.41m)

A second double bedroom, window to front, wall mounted electric heater, built-in storage cupboard with hanging rail and shelving.



Bathroom

White suite comprising WC, pedestal wash hand basin, panelled bath with electric Triton shower, comprehensively tiled walls, cushion flooring, radiator.



Outside

A good size rear garden allocated to the maisonette, laid to lawn with established trees, enclosed with timber lap fencing, cast iron gate to pathway leading to the front entrance.

Directions

Travelling along Cyncoed Road from Cyncoed village towards Penylan, take the fifth turning on the right into Celyn Avenue. Hereon, take the first turning left into Winnipeg Drive, followed by the first right into Woolaston Avenue. The subject property will be found on the left hand side.

Viewers Material Information:

1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.

2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.

3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests, for places become over-subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department www.cardiff.gov.uk before making a transactional decision.

Tenure: Leasehold, currently 99 years from 24 June 1988 (approximately 64 years remaining), but is to be sold with an extended Lease (New Term: TBC) upon completion. (Vendors Solicitor to confirm)

Maintenance: To be confirmed.

Ground Rent: To be confirmed.

Ref: ML/CYS220534

Council Tax Band: D (2022)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.